

Statement of Information

Single residential property located in the Melbourne metropolitan area**Section 47AF of the Estate Agents Act 1980****Property offered for sale**Address
Including suburb and
postcode 3 Kylie Close, Mooroolbark Vic 3138**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000

&

\$759,000

Median sale price

Median price \$723,000

House

X

Unit

Suburb Mooroolbark

Period - From 01/07/2017

to

30/09/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5 Ambleside CI MOOROOLBARK 3138	\$755,000	25/07/2017
2	22 Cheriton Dr MOOROOLBARK 3138	\$742,000	10/10/2017
3	10 Clearwater Dr LILYDALE 3140	\$712,000	17/10/2017

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.